

House Bill 1394 (AS PASSED HOUSE AND SENATE)

By: Representative Channell of the 116<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

To amend an Act providing a new charter for the City of Greensboro, approved March 16, 1978 (Ga. L. 1978, p. 3932), as amended, so as to change and extend the corporate limits of said city; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

**SECTION 1.**

An Act providing a new charter for the City of Greensboro, approved March 16, 1978 (Ga. L. 1978, p. 3932), as amended, is amended by adding a new subsection at the end of Section 1.11, to be designated subsection (c), to read as follows:

"(c) In addition to the present territory included within the corporate limits of said town, the corporate limits shall also include the following:

TRACT I: HIGHWAY 4411-20 TRACT

PARCEL 1:

All that tract or parcel of land lying and being in the 163rd G.M. District of Greene County, Georgia, containing 92.821 acres, more or less, and being more particularly described by plat or survey dated February 13, 1987, prepared for O.W. Johnson, Jr., by Timberland Management Services, Inc., W.W. Lester, RLS # 2128, and being recorded in Plat Book 15, Page 17, Greene County Records. This is the same land conveyed to Lewis Reckaway, Jr., by Warranty Deed dated February 16, 1982, recorded in Deed Book 86, Page 726, Greene County Records. This is the same land conveyed from Lewis Reckaway Jr., to O.W. Johnson, Jr., by deed dated March 19, 1987, recorded in Deed Book 116, Page 225, Greene County records.

See also Deed Book 588, Pages 294-295, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No.: 052-0-00-023-0

1     PARCEL 2:

2     All that tract or parcel of land lying and being in the 163rd G.M. District of Greene  
3     County, Georgia, containing 238.45 acres, more or less, and more particularly  
4     described according to a plat made by T. Larry Rachels, R.L.S., on the 14th day of  
5     May, 1975, recorded in Plat Book 10, Page 26, Clerk's Office, Greene County  
6     Superior Court, and incorporated herein by reference and to which reference is made  
7     for a more accurate and complete description. Said tract of land is bounded as  
8     follows: Now or formerly as follows: on the Northeast by lands of James H. Austin,  
9     formerly Whitehead Estate; on the Southeast by lands of E. Lloyd Lewis; on the  
10    Northwest by the right-of-way of Georgia Highway No. 44 leading from Eatonton,  
11    Georgia, to Greensboro, Georgia. This is the same tract of land conveyed by Abitibi  
12    Woodlands Corporation to Lassiter Properties, Inc. on September 6, 1973, by deed  
13    recorded in Deed Book 60, Pages 360 and 361.

14    See also Deed Book 588, Pages 294-295, Greene County, Georgia, records, made a  
15    part hereof by reference

16    Map & Parcel No.: 052-0-00-024-0

17    PARCEL 3:

18    All that tract or parcel of land, lying and being within the current corporate city limits  
19    of the City of Greensboro, 143rd G.M.D., Greene County, Georgia, and being  
20    comprised of 1.045 acres, more or less, being basically rectangular in shape, and  
21    being bounded more particularly as follows: BEGINNING at an iron pin, located on  
22    the northwestern corner of the tract herein conveyed, and where the same corners on  
23    the northeast with the lands of James C. Baynes, and on the northwest with the  
24    right-of-way of State Highway #44; running thence along such lands of Baynes  
25    S71°15'19"E 301.31 feet to an iron pin; continuing thence along such lands of Baynes  
26    S71°15'19"E 8 feet to the centerline of a branch (which centerline of the branch being  
27    the boundary line between the tract herein conveyed, and such other lands of Baynes);  
28    running thence along the centerline of such branch in a southwesterly direction, along  
29    the southeastern boundary of this tract herein conveyed (such direction being  
30    generally S8°40'23"W 148.85 feet) to a point in the center of such creek, such point  
31    marking the southeastern corner of the tract herein conveyed; running thence along  
32    lands of now or formerly of Wall Tire Co. N68°48'40"W 13 feet to an iron pin;  
33    continuing thence along such lands of Wall Tire Co. N68°58'40"W 327.25 feet to an  
34    iron pin, located on the southwestern corner of the tract herein conveyed, where the

1 same corners on the southwest with such lands of Wall Tire Co., and on the northwest  
2 with such right-of-way of State Highway #44; running thence along a 5" curve and  
3 the arch of a chord N19°00'00"E 132.70 feet to the POINT OF BEGINNING. This  
4 is the same tract or parcel of land as described in plat of survey entitled "Survey of  
5 Building Lot for Greene Co. Farm Bureau" by Lawrence A. Corry, RLS, dated  
6 October 30, 1992, and recorded in Plat Book 21, Page 11, in the office of the Clerk  
7 of the Superior Court of Greene County, Georgia; and this is a portion of the lands  
8 conveyed from JAMES C. BAYNES, as Executor under the Will of MARGUERITE  
9 JACKSON BAYNES to JAMES C. BAYNES and HARON GATEWOOD BAYNES,  
10 III, by Assent to Devise, dated April 1, 1985, and recorded in Deed Book 96, Pages  
11 560 in the Office of the Clerk of the Superior Court of Greene County, Georgia;

12 The plats and deeds identified above are incorporated into this description by  
13 reference, as if fully set out herein, for a more sufficient description of this tract or  
14 parcel of land, and the property rights and interests conveyed and reserved in  
15 reference thereto.

16 See Also Deed Book 243, Pages 119-120, Greene County, Georgia records, made a  
17 part hereof by reference

18 Map & Parcel # 070-0-00-075-C

19 PARCEL 4:

20 All that tract or parcel of land, together with any and all improvements located  
21 thereon, lying and being in the 143rd District, G.M., Greene County, Georgia  
22 containing 1.35 acres, more or less, as is particularly shown on that certain plat of  
23 survey for Scott Turner prepared by Lawrence A. Corry, RLS, No. 1200, dated May  
24 1, 1993, recorded in Plat Book 21, Page 53, in the Office of the Clerk of the Superior  
25 Court of Greene County, Georgia, which said plat and the record thereof are hereby  
26 incorporated herein and made a part hereof by reference. Said property is bounded,  
27 now or formerly, on the North and East by property now or formerly of Jimmy  
28 Baynes; on the South by Greene County Farm Bureau; and on the West by the eastern  
29 right-of-way of State Route #44 (South Main Street). This is the same land as that  
30 conveyed by Warranty Deed from James C. Baynes to D. Scott Turner dated July 2,  
31 1993, recorded in Deed Book 253, Page 107-108, Greene County, Georgia Records.

See Also Deed Book 655, Pages 654 and 655, Parcel Two, Greene County, Georgia, records, made a part hereof by reference  
Map & Parcel No.: 070-0-00-075-D

PARCEL 5:

All that tract or parcel of land lying and being in the City of Greensboro 143rd G.M.D., Greene County, Georgia, and containing 0.99 acres, as per plat of survey dated December 18, 1995, for Lawrence D. Smith by Robert H. Harwell, Georgia RLS, and recorded in Plat Cabinet 1, Slide 394, Page 4, Greene County, Georgia, records, which plat is incorporated herein and made a part hereof by reference.

See also Deed Book 565, Pages 113-114, Greene County, Georgia, records, made a part hereof by reference  
Map & Parcel No.: 070-0-00-075-E

PARCEL 6:

All that certain tract or parcel of land lying and being in the 143rd District, G.M. of Greene County, Georgia, containing 192.73 acres, more or less, and being designated Tract 2 and having such shape, courses, metes and distances as will more fully appear by reference to that certain plat entitled Survey for Marquerite J. Baynes Estate prepared by Robert H. Harwell, Registered Surveyor, on March 28, 1985, and recorded in Plat Book 11, Page 136, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference. The land herein described is bounded generally on the north by State Highway No. 44; on the northeast by lands of James C. Baynes and H. G. Baynes, III (Tract No. 1 on plat hereinabove referred to); on the east by Georgia Kraft Company; on the south by Interstate 20; on the southwest by lands of Ann Dolvin Rozier; on the west by lands of William F. Wolski; and on the northwest by lands of City of Greensboro and lands of Mrs. R. L. Boswell, et.al. This is a portion of the land known as the Baynes-Foster Place conveyed to Mrs. Marquerite J. Baynes by deed from William R. Jackson, et.al. dated August 2, 1915, recorded in Deed Book 18, Page 371, in said Clerk's Office, and land conveyed to the Estate of Marquerite J. Baynes by deed from Ann D. Rozier, dated March 15, 1985, recorded in Deed Book 96, Page 328, in said Clerk's office, said deeds being here referred to in aid of this description. This is the same land described as Tract II in deed from James C. Baynes, Executor of Marquerite J. Baynes to American Real

Estate Investment Company, Ltd. dated July 26, 1985 and recorded in Deed Book 97, Page 711, in said Clerk's office; and also in deed from American Real Estate Investment Company, Ltd. to James Robert West and Donna Sue West dated January 12, 1988, recorded in Deed Book 128, Pages 161-2, in said Clerk's office.

See also Deed Book 218, Page 144 Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 070-0-00-080-0

PARCEL 7:

All that certain lot or parcel of land lying and being in the 143rd District, G.M. of Greene County, Georgia, being described as follows:

BEGINNING in the southwestern most corner of the property herein described, the same being a corner common to the property herein described, property of B. Barry Darugar and the easterly right-of-way of Georgia Highway 44 leading from downtown Greensboro to Interstate 20 and running thence in a northerly direction along said right-of-way to its intersection with a branch which traverses said right-of-way from northwest to southeast; thence proceeding easterly and southerly along said branch to its intersection with the centerline of Town Creek; thence along said centerline of Town Creek and the meanderings thereof to its intersection with property of Darugar; thence along said Darugar property line to the point of beginning. The land herein described is bounded generally on the north and northeast by the aforesaid branch; on the east by Town Creek; on the south by lands of Darugar; and on the west by the right-of-way of Georgia Highway 44.

See also Deed Book 398, Page 266 Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 071-0-00-007-0

PARCEL 8:

All that certain tract or parcel of land lying and being in the 163rd G.M.D. of Greene County, Georgia, containing 10.935 acres, more or less, being bounded generally, now or formerly, on the West by Georgia Highway No. 44; South by the right-of-way of Interstate No. 20 leading from Madison to Augusta; Northeast by lands of the City of Greensboro; and Northwest by lands of American Real Estate Investment Company,

1 Ltd., Jarrard, and DanWay Oil Company. The land herein described is more  
2 particularly shown as a 10.935 acre parcel on a plat by P.E. Ogletree, Registered  
3 Surveyor, dated December 1967, as follows: BEGINNING at the southwestern most  
4 corner of the property herein described, the same being an iron pin at the intersection  
5 of the easterly right-of-way of Georgia Highway 44 and the northerly right-of-way of  
6 Interstate No. 20, and running thence along said Georgia Highway No. 44  
7 right-of-way North 31° 04' East 147 feet to an iron pin; thence North 68° 00' East  
8 836.5 feet to an iron pin; thence South 44° 55' East 922.7 feet to the right-of-way of  
9 Interstate 20; thence along said right-of-way South 86° 57' West 176.6 feet to an iron  
10 pin; thence North 79° 41' West 822.2 feet to an iron pin; thence North 81° 41' North  
11 522.2 feet to an iron pin and the point of beginning. This is the same property  
12 conveyed by Ann Colvin Rozier to Carol W. Hatfield and Eugene A. Hatfield by deed  
13 dated January 2, 1994, of record in Deed Book 268, Pages 272-273, Greene County  
14 records.

15 See also Deed Book 748, Page 546, Greene County, Georgia, records, made a part  
16 hereof by reference

17 Map & Parcel No: 071-0-00-011-0

18 PARCEL 9:

19 All that certain tract or parcel of land lying and being in the 163rd District, G.M. in  
20 Greene County, Georgia, the same containing 5.018 acres, more or less, and being  
21 bounded now or formerly as follows: On the north by the right-of-way of Interstate  
22 #20, on the northeast by land of Rozier, on the south by right-of way of county road  
23 leading easterly from Georgia Highway #44, and on the northwest by right-of-way of  
24 Highway #44. Said land has such shape, courses, metes and distances as will more  
25 fully appear by reference to that certain plat made by Robert H. Harwell, Registered  
26 Land Surveyor No. 1683, dated March 24, 1973, recorded in Plat Book 8, Page 16,  
27 Greene County, Georgia records, said plat made a part hereof by reference.

28 LESS AND EXCEPT THE FOLLOWING: 0.70 of an acre, more or less, and being  
29 bounded now or formerly as follows: on the north by Interstate #20 right-of-way; on  
30 the east by property of James H. Austin; on the south by Meadow Crest Road (County  
31 Road No. 68); and on the west by Georgia Highway #44 and Interstate #20  
32 right-of-way. Said property described on a plat of survey by Robert H. Harwell,  
33 Registered Surveyor No. 1683, dated February 8, 1992, and recorded in Plat Book 18,

Page 163, Greene County, Georgia records, said plat made a part hereof by reference. This 0.70 acre parcel being the same property described in a Warranty Deed from James Austin to Gary Michael Jarrard and James R. Jarrard, said Deed dated February 10, 1992, recorded in Deed Book 220, Page 267, said records.

See also Deed Book 668, Page 113 Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 071-0-00-026-0

PARCEL 10:

All that certain tract or parcel of land lying and being in the 163rd District, G.M. in Greene County, Georgia, containing 1.00 acre, more or less (excluding Meadow Crest Road right-of-way) and described as follows: the point of beginning is the iron pin found at the northern-most corner of the 5.018 acres, more or less, as identified above, with the plat thereof recorded in Plat Book 8, Page 16 of Greene County Records aforesaid, said iron pin being located at the intersection of Interstate 20 and lands now or formerly of Ann D. Rosier as shown on such plat; thence South 32 degrees 38 minutes East a distance of 296.9 feet to an iron pin found; thence South 37 degrees 39 minutes East a distance of 36.6 feet to an iron pin found; thence South 57 degrees 44 minutes West a distance of 100.00 feet to an iron pin found; thence South 66 degrees 01 minutes West a distance of 100.00 feet to an iron pin found; thence North 15 degrees 58 minutes 24 seconds West to intersect with the Interstate 20 right-of-way as shown on said plat (a distance of approximately 360 feet); thence along the Interstate 20 right-of-way North 74 degrees 14 minutes East to the point of beginning.

PARCEL 11:

All that certain tract or parcel of land lying and being in the 163rd District, G.M. in Greene County, Georgia, containing 0.70 of an acre, more or less, and being bounded now or formerly as follows: on the north by Interstate #20 right-of-way; on the east by property of James H. Austin; on the south by Meadow Crest Road (County Road No. 68); and on the west by Georgia Highway #44 and Interstate #20 right-of-way. Said property described on a plat of survey by Robert H. Harwell, Registered Surveyor No. 1683, dated February 8, 1992, and recorded in Plat Book 18, Page 163, Greene County, Georgia records, said plat made a part hereof by reference. This 0.70 acre parcel being the same property described in a Warranty Deed from James

Austin to Gary Michael Jarrard and James R. Jarrard, said Deed dated February 10, 1992, recorded in Deed Book 220, Page 267, said records.

See also Deed Book 668, Page 113 Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 071-0-00-026-A

PARCEL 12:

All that tract or parcel of land lying and being in the 163rd G.M.D. of Greene County, Georgia, containing 83.667 acres, more or less, and being more particularly described on Plat of Survey prepared by Robert E. Harwell, RLS #1683, dated June 7, 1983, recorded in Plat Book 13, Page 68, Greene County, records. Said property is bounded now or formerly as follows: On the North by lands of Jim Austin; on the East by lands of Anne Dolvin Rozier; on the South by lands of Anne Dolvin Rozier and Henry A. Lassiter; and on the West by lands of Henry A. Lassiter and the right-of-way of Georgia Highway 44. This is a portion of the same property conveyed by Warranty Deed from Lee M. Whitehead, Mrs. Blanche W. Moss, Roy B. Whitehead, Ellison F. Whitehead and William E. Whitehead to James H. Austin dated April 5, 1974, recorded in Deed Book 65, pages 96-97 of the records of the Clerk of the Superior Court of Greene County, Georgia.

See also Deed Book 588, Page 296, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No.: 071-0-00-031-0

PARCEL 13:

All that tract or parcel of land, with improvements thereon, situate, lying and being in the 163rd District, G.M. of Greene County, Georgia, containing 0.89 acre, more or less, and being more particularly described by reference to Plat of Survey thereof made for SUN-CO, INC. and prepared by Perry D. Phelps, R.L.S. No. 1384, dated January 31, 1994, and recorded in Deed Book 21, page 143, in the Office of the Clerk, Superior Court, Greene County, Georgia, reference being hereby made to said plat for a more complete description of the property herein conveyed.

This being the same property conveyed to Robert M. Boswell, III by Warranty Deed from Sun-co, INC. dated March 18, 1994, and recorded in said Clerk's Office.



See also Deed Book 364, Page 85, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 071-0-00-033-0

PARCEL 14:

ALL that tract or parcel of land lying and being in the 163rd District, G.M, Greene County; Georgia, containing 0.61 acres, more or less, and being more particularly described on plat of survey for Sun-Co, Inc. prepared by Robert H. Harwell, Georgia Registered Surveyor No. 1683, dated February 8, 1992 and recorded in Plat Book 18, page 162, in the Office of the Clerk, Superior Court, Greene County, Georgia, reference being hereby made to said plat for a more complete description of the property herein conveyed.

This being the same property conveyed to Robert M. Boswell, III by Warranty Deed from Sun-Co, Inc. dated October, 1995, and recorded in said Clerk's Office.

See also Deed Book 364, Page 85, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 071-0-00-033-A

PARCEL 15:

All that tract or parcel of land lying and being in the 163rd G.M.D., Greene County, Georgia, containing 4.53 acres, more or less, and BEGINNING at a point on the southern right-of-way of County Road No. 68 that is 347.65 feet East of the eastern right-of-way of State Route No. 44; thence South 81° 11' 12" East along the right-of-way of County Road No. 68 to a point; thence proceed North 84° 46' 43" East along said right-of-way 417.36 feet chord, R=699.5 feet, Arc=424.44 feet to an iron pin; thence running South 28° 39' 00" East 235.35 feet to an iron pin; thence running 240.00 feet to a point; thence running North 81° 03' 03" West 545.00 feet to a point; thence running 88.16 feet to an iron pin; thence running North 6° 34' 26" East 246.08 feet to the Point of Beginning. Subject property contains 4.53 acres, more or less, according to plat of survey prepared by Lawrence A. Corry, Registered Surveyor No. 1200, dated July 2, 1999, and recorded in Plat Cabinet 1, Slide 451, Page 4, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

Prior Deed Reference: Warranty Deed from Lee M. Whitehead, Mrs. Blanche W. Moss, Roy B. Whitehead, Ellison F. Whitehead and William E. Whitehead to James H. Austin dated April 5, 1974, and recorded in Deed Book 65, Page 96-97, Greene County, Georgia records. The hereinabove conveyed property is all of the remaining property on the South side of the Meadowcrest Road owned by James H. Austin as conveyed in said prior deed reference.

See also Deed Book 523, Page 21

Map & Parcel No: 071-0-00-034-0

PARCEL 16:

All that tract or parcel of land lying and being in G.M.D. 163rd of Greene County, Georgia, and being more particularly described as follows: Beginning at a point on the southern right-of-way of Meadowcrest Road (80-foot right-of-way), 288.0 feet easterly from the point of intersection of the southeastern right-of-way of GA Highway 44 (130-foot right-of-way) and the southern right-of-way of Meadowcrest Road, as measured along a line parallel to and 40 feet South of the center line of Meadowcrest Road. Said POINT OF BEGINNING being the northeast corner of property conveyed from Grantor herein to Sun-Co, Inc. by Deed dated February 10, 1992; thence South 84 degrees 22 minutes 01 seconds East from the POINT OF BEGINNING along the southern right-of-way of Meadowcrest Road 60.01 feet to a point; thence South 06 degrees 34 minutes 26 seconds West through other property of Grantor 246.08 feet to a point; thence South 83 degrees 03 minutes 52 seconds East 88.16 feet to a point, which is a common corner between property owned by Grantor and property owned by Henry A. Lassiter; thence South 34 degrees 23 minutes 20 seconds West along the property of Henry A. Lassiter 450.0 feet to a point; thence North 55 degrees 34 minutes 52 seconds West along the northern line of said Henry A. Lassiter property 315.0 feet to a point at the southern corner of property conveyed from Grantor to Jere M. Power by Deed dated December 16, 1986; thence North 34 degrees 26 minutes 08 seconds East along the southeastern line of said Power property 346.20 feet to the southern line of the aforementioned Sun-Co, Inc. property; thence South 83 degrees 25 minutes 52 seconds East along said Sun-Co, Inc. property 158.35 feet to a point; thence North 06 degrees 34 minutes 26 seconds East along the eastern line of said Sun-Co, Inc. property 201.13 feet to the southern right-of-way of Meadowcrest Road and the POINT OF BEGINNING. Together with any right, title

or interest held by Grantor in that certain easement for access, ingress and utilities, which is 207.79 feet in length, has a width of 40 feet and runs from GA Highway 44 to the southwest corner of the above-described property; said easement being reserved in the aforementioned Deed from Grantor to Jere M. Power, which was dated December 16, 1986.

See also Deed Book 255, Page 257

Map & Parcel No: 071-0-00-034-A

TRACT II: HIGHWAY 278/PLANING MILL RD. TRACT

PARCEL 17:

All that tract or parcel of land lying and being in the 143rd District, G.M., Greene County, Georgia, containing two (2) acres, more or less, with all improvements thereon, lying on the west side of the Greensboro-Penfield public road, beginning at a point at the southeast corner of the lot hereby conveyed where same corner with lands of Mapp on the western boundary of the right-of-way of said Greensboro-Penfield Road and running in a westerly direction along the property line of said Mapp a distance of 420 feet to lands of Mrs. Miriam A. Thornton, thence in a northerly direction along the property line of said Mr. Thornton a distance of 200 feet to a point, thence in an easterly direction along the property line of Champion a distance of 420 feet to the western boundary of said Greensboro-Penfield Public Road right-of-way, thence in a southerly direction along the western boundary of the right-of-way of said Greensboro-Penfield public road a distance of 200 feet to point of beginning. Said parcel of land being bounded on the north by lands of Champion, east by said Greensboro-Penfield public road, south by lands of Mapp, and west by land of the said Mrs. Thornton.

See also Deed Book 726, Page 651, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-027-0

PARCEL 18:

All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County, Georgia, being comprised of 1.10 acres, more or less, bounded as follows: On the north by lands of G. Thomas; on the east by the westerly right-of-way of the

Greensboro-Penfield public road; on the south by lands of W. Hall; and on the west by lands of Anderson. This being the same tract or parcel of land as described in plat of survey by Perry D. Phelps, Registered Surveyor, dated April 10, 1975, and recorded in Plat Book 8, Page 289 in the office of the Clerk of Superior Court of Greene County, Georgia. This is also the same tract or parcel of land being described in U.S. Marshal's Deed from Dwayne Gilbert, United States Marshal, to William R. Wilson, dated December 8, 1978, and recorded in Deed Book 78, Pages 147-9 in the office of the Clerk of the Superior Court of Greene County, Georgia, and also that same tract or parcel of land as described in Security Deed from Addie L. Mapp to the United States of America, acting by and through the Farmers Home Administration, dated August 11, 1975, and recorded in Deed Book 69, Pages 12-15 in said Clerk's office; said deeds and plat are incorporated herein by reference for a more sufficient description of that tract or parcel of land herein described.

See also Deed Book 90, Page 516, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-028-0

PARCEL 19:

All that lot of land lying and being in Greene County, Georgia, 143rd District, G.M., containing 1.446 acres, more or less, and bounded on the North by land of Addie Lue Mapp; on the East by the Greensboro-Penfield public road; on the South by land of J.E. Akins; and on the West by land of the City of Greensboro, this being the same lot of land shown on plat thereof by L.A. Corry, Surveyor, dated March 24, 1973, and recorded in Plat Book 8, Page 281, office of the Clerk of Superior Court, Greene County, Georgia, and made part hereof by reference.

This being the same land described in deed from Melvin Stephens to William R. Wilson, dated March 21, 1975, and recorded in Deed Book 68, Page 26, said Clerk's office.

See also Deed Book 68, Page 452, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-029-0

PARCEL 20:

1 All that tract or parcel of land, together with all improvements thereon, lying and  
2 being situate in the 143rd District, G.M. of Greene County, Georgia, and being more  
3 particularly described as follows: Beginning on the western boundary of the  
4 Greensboro-Penfield public road at corner between land of J.E. Akins and land of  
5 Wyman Hall; and running thence westerly along line of said Hall land two-hundred  
6 feet (200) feet, more or less, to line of land of City of Greensboro (now used as a trash  
7 and garbage dumping ground); thence southerly along line of said City of Greensboro  
8 land one-hundred fifty (150) feet, more or less, to the northern boundary of a dirt road  
9 leading westerly from said Greensboro-Penfield public road to land of McCommons;  
10 thence easterly along the northern boundary of said dirt road two-hundred (200) feet,  
11 more or less, to the western boundary of said Greensboro-Penfield public road, and  
12 thence northerly along said Greensboro-Penfield public road one-hundred fifty (150)  
13 feet, more or less, to the beginning point. The land herein conveyed is bounded on  
14 the North by land of Wyman Hall, on the East by the western boundary of the  
15 Greensboro-Penfield public road, on the South by the northern boundary of a dirt road  
16 leading westerly from the Greensboro-Penfield public road to land of McCommons,  
17 and on the West by land of the City of Greensboro.

18 This is the same land conveyed by J.E. Akins to L.C. Reid by deed dated November  
19 16, 1964, recorded in Deed Book 50, Page 170, in the office of the Clerk of the  
20 Superior Court of Greene County, Georgia.

21 See also Deed Book 704, Page 635, Greene County, Georgia, records, made a part  
22 hereof by reference

23 Map & Parcel No: 086-0-00-030-0

24 PARCEL 21:

25 All that tract or parcel of land lying and being in the 143rd G.M. of Greene County,  
26 containing 1 acre, more or less, and having such shape, courses, metes and distances  
27 as will more fully appear by reference to that certain plat of survey prepared by John  
28 B. McGill, dated March 27, 1973, and recorded in Plat Book 8, Page 117 in the office  
29 of the Clerk of the Superior Court of Greene County, Georgia, said plat and the record  
30 thereof are incorporated herein by reference, in aid of this description.

See also Deed Book 493, Page 167, Greene County, Georgia, records, made a part hereof by reference  
Map & Parcel No: 086-0-00-037-0

PARCEL 22:

All that tract or parcel of land lying and being in Greene County, Georgia, G.M. District 143, bounded West by Penfield public road; on the North and Northeast by lot now or formerly of Mattie H. Alexander, on East by lot now or formerly of Higdon Estate, on the South by lands now or formerly of Almetta Barnhart and being the same lot of land shown on plat of survey by Lawrence A. Corry, dated August 8, 1978, recorded in the office of the Clerk of Superior Court of Greene County, Georgia in Plat Book 8, Page 81 and being the same lot of land described in deed from Almetta Barnhart to Joe N. Turner, dated October 30, 1973, and recorded in said Clerk's office, said plat and deed made a part hereof by reference.

Subject to all easements and restrictions of record, if any.

See also Deed Book 735, Page 409, Greene County, Georgia, records, made a part hereof by reference  
Map & Parcel No: 086-0-00-038-0

PARCEL 23:

All that certain lot or parcel of land together with any and all improvements thereon, lying and being in the City of Greensboro, Greene County, Georgia, 143rd District, G.M., containing .52 acres, more or less and being more particularly shown on that certain Plat of Survey for Louis Smith, prepared by Robert H. Harwell, RLS # 1683 dated October 2, 2002, said plat recorded in Plat Cabinet 1, Slide 554, Page 3, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

This is a portion of the property conveyed to Leroy Smith and Annie Lou Smith by Warranty Deed recorded in Deed Book 44, Page 30, aforesaid records.

See also Deed Book 778, Pages 450-451, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-040-B

PARCEL 24:

All that lot of land lying and being in the Greene County, Georgia, 143rd District, G.M., containing one (1) acre, more or less, as shown by plat of same by Perry D. Phelps, Surveyor, dated October 19th, 1968, and said plat is recorded in the office of the Clerk of the Superior Court, Greene County, Georgia in Plat Book 6, Page 121, said plat made part hereof by reference – the within conveyed lot of land being bounded Northeast by land of Georgia Kraft Company; on the East and South by land of LeRoy Smith and Annie Lou Smith; and on the West by land of Alameta D. Barnhart – said property also being the same described in deed from LeRoy Smith and Annie Lou Smith to Robert Lee Brown by deed dated November 30th, 1971, and recorded in said Clerk's office in Deed Book 55, Page 121, this said deed also made a part hereof by reference.

See also Deed Book 246, Page 206, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-041-0

PARCEL 25:

All that certain tract or parcel of land lying and being in the 143rd District, G.M. of Greene County, Georgia, containing 13.77 acres, more or less, and having such shape, courses, metes and distances as shown on a plat of survey prepared by Lawrence A. Corry, Registered Surveyor #1200, said plat being recorded in Plat Book 21, Page 121, in the Office of the Clerk of the Superior Court of Greene County, Georgia, and more particularly described as follows: BEGINNING at the southeast corner of the tract herein described, being an iron pin on the north line of County Road No. 134 and being referenced S 61 degrees 55' 04" W 637.77 feet from an iron pin; thence along the north line of said County Road No. 134 S 61 degrees 55' 04" W 999.29 feet; thence leaving the line of said road N 15 degrees 17' 34" W 800.36 feet to an iron pin on the east line of said road S 925; thence along said east line of road S 925 N 26 degrees 36' 35" E 65.99 feet to an iron pin; thence leaving the line of said road S 87 degrees 44' 39" E 1085.06 feet to an iron pin; thence S 03 degrees 47' 05" W 318.61 feet to the POINT OF BEGINNING.

1 This is the same property as that described in Limited Warranty Deed from  
2 Georgia-Pacific Corporation to Robert A. Lebeaux dated January 12, 1994, recorded  
3 in Deed Book 269, Pages 5-7, Greene County, Georgia, records, incorporated herein  
4 by reference.

5 See also Deed Book 315, Page 194-195, Greene County, Georgia, records, made a  
6 part hereof by reference

7 Map & Parcel No: 086-0-00-042-0

8 PARCEL 26:

9 All of that tract or parcel of land lying and being in the 143rd GMD, Greene County,  
10 Georgia, containing 1.5 acres of land, more or less, and being known as the "Log  
11 Cabin Lot" bounded north by lands formerly of C.L. Williams but now property of  
12 Tom Cannon; East by lands formerly of C.L. Williams but now the property of Tom  
13 Cannon; South by old Greensboro-Union Point public road; West by lands formerly  
14 of Mrs. S.H. Conley but now a pulpwood yard. This being the same property  
15 formerly owned by Frank A. Boswell and by him deeded to Annie Lee Thomas.

16 See also Deed Book 680, Page 455, Greene County, Georgia, records, made a part  
17 hereof by reference

18 Map & Parcel No: 086-0-00-043-0

19 PARCEL 27:

20 All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County,  
21 Georgia, and being designated as Tract 5 containing 6.99 acres, more or less, and  
22 being more particularly described in a plat of survey by R.V. Baldwin, RLS #2655,  
23 dated August 24, 2000, which is recorded in Plat Cabinet 1, Slide 547, Page 1, Office  
24 of the Clerk of Greene County Superior Court to which reference is made for the true  
25 and accurate description of this property.

26 Prior Deed Reference: The within conveyed property is a portion of that deeded to  
27 R.L. Boswell on February 29, 2000 by a Limited Warranty Deed from  
28 Louisiana-Pacific Corporation which is recorded in Deed Book 529, Pages 26-29, said  
29 records.



Subject to those certain Declaration of Protective Covenants dated February 20, 2000 and recorded in Deed Book 529, Pages 30-33, said records.

See also Deed Book 768, Page 631, Greene County, Georgia, records, made a part hereof by reference

Parcel number 086-0-00-078-B

PARCEL 28:

All that certain tract or parcel of land lying and being in the 143rd District, G.M., Greene County, Georgia, containing 1.15 acres, more or less, and having such shape, courses, metes and distances as will more fully appear by reference to that certain plat of survey prepared by The Oconee Company, certified by John A. McGill, Georgia Registered Surveyor No. 1753, dated March 30, 2000, and recorded in Plat Cabinet 1, Slide 455, Page 1, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

Prior Deed Reference: Warranty Deed from Jessie Moon to H.E. Norman and Mary Ruth Norman dated December 4, 1965, recorded in Deed Book 50, Page 520, Greene County, Georgia records.

See also Deed Book 534, Page 14, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-079-0

PARCEL 29:

All that certain tract or parcel of land, together with all improvements located thereon, lying and being in the 143rd District, G.M., Greene County, Georgia, containing 3.02 acres, more or less, and having such shape, courses, metes and distances as will more fully appear by reference to that certain plat of survey prepared by The Oconee Company, certified by John A. McGill, Georgia Registered Surveyor No. 1753, dated March 29, 2000, and recorded in Plat Cabinet 1, Slide 455, Page 6, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

Prior Deed Reference: Warranty Deed from Jessie Moon to H.E. Norman and Mary Ruth Norman dated December 4, 1965, recorded in Deed Book 50, Page 520, Greene County, Georgia records.

See also Deed Book 534, Page 15, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-079-A

PARCEL 30:

All that tract or parcel of land situate, lying and being in the 143rd District, G.M., in Greene County, State of Georgia, together with all the improvements thereon, formerly a portion of Knox Lumber Company Lands, being located on public road leading from Old Union Point Road to U.S. Highway 278, containing 2.255 acres, more or less, and bounded now or formerly as follows: on the North by Georgia Railroad right-of-way, on the East by lands of Jesse L. Moon, on the South by public road as above mentioned and on the West by lands of J.B. Dolvin. As further description, refer to that plat recorded in Plat Book 4, Page 72 in the Office of the Clerk of Superior Court, Greene County, Georgia.

This being the same property conveyed from Della W. Hanson to Carolyn Turner in a Warranty Deed dated April 27, 1970 and recorded in Deed Book 56, Page 81, said records.

See also Deed Book 481, Page 101, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-080-0

PARCEL 31:

All that tract or parcel of land lying and being in the 143rd District, G.M., Greene County, Georgia, containing 2.23 acres, more or less, bounded as follows: North by Georgia Railroad; East by lands of Carolyn Turner; South by public road known as the old Greensboro-Union Point Road; and on the West by lands of Len Dolvin. Said tract of land is the same land as that described in a deed from Donie Ewing, et.al., to J.M. Stubblefield, et.al., recorded in Deed Book 51, Pages 398-399, Clerk's Office, Greene County, Georgia, and is more particularly described by a plat of the same recorded in Plat Book 4, Page 22, said records.

See also Deed Book 259, Page 228, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-081-0

PARCEL 32:

All that certain tract or parcel of land situate, lying and being in the 143rd G.M.D., of Greene County, Georgia, containing 5.638 acres, more or less. Said tract is bounded on the North and Northwest by the right-of-way of the Georgia Railroad; on the Northeast and East by lands of Mrs. Donnie Ewing; on the South by County Road #151 and lands of Jettie Mitchell, and Charlie Reid; on the West of lands of Jettie Mitchell and lands of Schoerner Corporation. This being a portion of the land acquired in that deed from Rochelle Furniture Manufacturing Company to J.B. Dolvin, dated November 17, 1958, now of record in Deed Book 45, at Page 3. Said tract is fully described as to shape, courses, metes, distances and bounds in a plat thereof made by Lawrence A. Corry, R.L.S., dated March 26, 1984, identified as lands of J.B. Dolvin Estate, a copy of which is now of record in Plat Book 13, Page 232.

See also Deed Book 303, Page 37, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-082-0

PARCEL 33:

All that tract or parcel of land lying and being the 143rd District, G.M. of Greene County, Georgia, formerly a portion of Knox Lumber Company lands, being designated as Lots No. 5 and 6, J.B. Dolvin Subdivision as shown by plat of said subdivision of record in office of the Clerk of the Superior Court of Greene County, Georgia, in Plat Book 4, Page 44, which said plat is expressly made part hereof by reference in aid of this description. Said lots bounded as follows: North by Lot No. 7 of said subdivision, East by lands of J.B. Dolvin, South by public road from Greensboro, Georgia to Union Point, Georgia, West by Lot No. 1 of said subdivision.

See also Deed Book 487, Page 285, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-083-0

PARCEL 34:

1 All that tract or parcel of land lying and being situated in the 143rd District G.M. in  
2 Greene County, Georgia, formerly a portion of Knox Lumber Co. Lands, being  
3 designated as Lot No. 1, J.B. Dolvin Subdivision as shown by plat of said subdivision  
4 of record in the office of the Clerk of Superior Court of Greene County, Georgia, in  
5 Plat Book 4, Page 44, which said plat is expressly made a part hereof by reference in  
6 aid of this description. Said lot bounded as follows: North by Lot No. 2 of said  
7 subdivision, East by Lots No. 5 and 6 of said subdivision, South by public road from  
8 Greensboro, Georgia to Union Point, Georgia, West by lands of W.B. & R.R.  
9 Caldwell.

10 See also Deed Book 356, Page 86, Greene County, Georgia, records, made a part  
11 hereof by reference  
12 Map & Parcel No: 086-0-00-084-0

13 PARCEL 35:

14 All that tract or parcel of land situate, lying and being in the 143rd District, G.M.,  
15 Greene County, Georgia, said property being 1 acre more or less. Beginning at a  
16 point located on the Southern side of Planing Mill Road which is the Northeastern  
17 most corner of the property owned now or formerly by Vincent Lewis as shown in the  
18 Greene County Superior Court Clerk's Records Plat Book 7, Page 142, Deed Book  
19 588, Page 15; said point being the point of BEGINNING; thence Northeasterly  
20 N81°05'34"E for a distance of 210 feet to an iron pipe; thence Southeasterly  
21 S25°26'22"E for a distance of 216.36 feet to an iron pipe; thence Southwesterly  
22 S81°05'34"W 210 feet to an iron pin; thence Northwesterly N25°26'22"W for a  
23 distance of 216.22"W for a distance of 216.36 feet to the point of beginning.

24 Said property will more fully appear by reference as Track #1 in a plat of survey by  
25 Edwin R. Cowherd, RLS No. 1710, dated June 3, 2005 and recorded in Plat Cabinet  
26 1, Slide 566, Page 7, Office of the Clerk of Superior Court of Greene County,  
27 Georgia, said plat is incorporated herein and made part hereof by reference.

28 See also Deed Book 800, Page 612, Greene County, Georgia, records, made a part  
29 hereof by reference  
30 Map & Parcel No: 086-0-00-086-0

1     PARCEL 36:

2     All that tract or parcel of land situate, lying and being in the 143rd District, G.M.,  
3     Greene County, Georgia, said property being 1 acre more or less. Beginning at a  
4     point located on the Southern side of Planing Mill Road which is the Northeastern  
5     most corner of the property owned now or formerly by Vincent Lewis as shown in the  
6     Greene County Superior Court Clerk's Records Plat Book 7, Page 142, Deed Book  
7     588, Page 15; said point being the point of BEGINNING; thence Northeasterly  
8     N81°05'34"E for a distance of 210 feet to an iron pipe; thence Southeasterly  
9     S25°26'22"E for a distance of 216.36 feet to an iron pipe; thence Southwesterly  
10    S81°05'34"W 210 feet to an iron pin; thence Northwesterly N25°26'22"W for a  
11    distance of 216.22"W for a distance of 216.36 feet to the point of beginning.

12    Said property will more fully appear by reference as Track #2 in a plat of survey by  
13    Edwin R. Cowherd, RLS No. 1710, dated June 3, 2005 and recorded in Plat Cabinet  
14    1, Slide 566, Page 7, Office of the Clerk of Superior Court of Greene County,  
15    Georgia, said plat is incorporated herein and made part hereof by reference.

16    See also Deed Book 800, Page 611, Greene County, Georgia, records, made a part  
17    hereof by reference

18    Map & Parcel No: 086-0-00-086-A

19    PARCEL 37:

20    All that tract or land lying and being within the 143rd District, Greene County,  
21    Georgia containing 15 acres, more or less, being bounded on the North by Planning  
22    Mill Road – The Old Greensboro Union public road; on the East by lands of Janie and  
23    Joan Marchman and lands of Albert C. McNair; on the South by lands of Gus Terrell,  
24    Jr., Tony Compton, Ruth J. Rhodes, Robert & Debra Miller, and James Green; on the  
25    West by lands of Willie A. Horton and Shirley and William W. Reeves, being the  
26    same land conveyed by deed recorded in Deed Book 165, Page 129, being designated  
27    on Greene County Tax Map 86, Parcel 87.

28    Subject to all easements and restrictions of record, if any.

See also Deed Book 759, Page 259, Greene County, Georgia, records, made a part hereof by reference  
Map & Parcel No: 086-0-00-087-0

PARCEL 38:

All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County, Georgia, being triangular in shape and being comprised of one (1) acre, bounded on the north by a public road often referred to as the "Old Greensboro-Union Point Road"; on the east by lands of Albert C. McNair, formerly of Greensboro Industrial Corporation; and on the southwest by lands of William J. Breeding, formerly of Sadler Mapp. This is the same tract or parcel of land as described in a plat of survey entitled "Lot of Land Sold by Greensboro Industrial Corporation to Olin Cawthon" by J.N. Turner, dated November 8, 1950, and recorded in Plat Book 2, Page 456 in the office of the Clerk of the Superior Court of Greene County, Georgia; this is also the same tract as conveyed to Olin C. Cawthon from Greensboro Industrial Corporation, dated July 20, 1956, and recorded in Deed Book 42, Page 171 in said Clerk's office; and in Assent to Devise from J.L. Lundy, Executor of the Estate of Olin C. Cawthon, to Hallie L. Cawthon; Beatrice C. Trever Garrison; David Callaway; Tracy Callaway; and Terry Callaway, dated June 6, 1981, and recorded in Deed Book 85, Page 205 in said Clerk's office. The plat and deeds mentioned above are incorporated herein by reference for a more sufficient description of that tract or parcel of land herein conveyed. This conveyance includes all improvements presently located on the above-described real estate, including house, shop and garage.

See also Deed Book 92, Page 255, Greene County, Georgia, records, made a part hereof by reference  
Map & Parcel No: 086-0-00-088-0

PARCEL 39:

All that tract or parcel of land lying and being in Greene County, Georgia, and more particularly described as follows: lying and being in 143rd District, G.M., said State and County, and containing two and one-half (2 ½) acres, more or less, and bounded on the North by public road, across from which lies land of Greensboro Industrial Corporation (now or formerly); East by land of Jesse L. Moon; South by land of Sadler Map Estate; and West by land of Olin Cawthon. This being the same property as described in deed from Jesse L. Moon to first party herein, William Corry, dated

December 3, 1965, and recorded in Office of the Clerk of the Superior Court, Greene County, Georgia, in Deed Book 50, Page 512, said deed made a part hereof by reference.

See also Deed Book 52, Page 268, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 086-0-00-089-0

PARCEL 40:

All that tract or parcel of land, lying and being in the 143rd G.M.D., Greene County, Georgia, being comprised of 2.94 acres, more or less, and being bounded now or formerly as follows: on the northwest by lands of William J. Breeding, lands of Robert & Debra Miller, and lands of Alberta H. Wright, on the north by lands of William J. Breeding, on the east and southeast by lands of Clinton Callaway and lands of Fleta & Lovett Williams, and on the southwest by lands of Lillian Mapp. This is the same tract or parcel of land as shown on plat of survey by Robert H. Harwell, RLS, dated November 24, 1985, entitled "Survey for Frank C. Mapp", and recorded in Plat Book 14, Page 11 in the office of the Clerk of the Superior Court of Greene County, Georgia,

LESS AND EXCEPTING THEREFROM, 0.72 of an acre as described on plat of survey entitled "Survey for Leon & Alberta Wright", by Robert H. Harwell, RLS, dated October 3, 1986, and recorded in Plat Book 14, Page 109 in said Clerk's office; this is also the same tract or parcel of land described in Warranty Deed from Yvonne Tonett Mapp and Hattie E. Mapp to Alberta Wright, dated June 5, 1987, and recorded in Deed Book 118, Page 284 in said Clerk's office,

LESS AND EXCEPTING THEREFROM, the 0.72 of an acre as described in Warranty Deed from Frank C. Mapp and Yvonne Tonett Mapp to Alberta Wright, dated October 10, 1988, and recorded in Deed Book 110, Page 272 in said Clerk's office.

See also Deed Book 223, Page 39, Greene County, Georgia, records, made a part hereof by reference

Map & Parcel No: 087-A-00-032-0

1     PARCEL 41:

2     All that lot of land lying and being in Greene County, Georgia, 143rd District, G.M.,  
3     containing seventy-two one-hundredths, (.72), of an acre, more or less, and bounded  
4     on the North by lot of Robert and Debra Miller; on the East by land of Frank C.  
5     Mapp; on the South by land of Frank C. Mapp; and on the West by land of Frank C.  
6     Mapp and land of said Robert and Debra Miller, and being the same lot of land shown  
7     on plat thereof by Robert H. Harwell, dated October 3, 1986, hereto attached, and also  
8     recorded in Office of Clerk, Superior Court, Greene County, Georgia, in Plat Book  
9     14, Page 109; said plat made a part hereof by reference.

10    First parties grant unto second party an easement along the road leading from State  
11    Route #12 in a northerly direction to the above described property; said easement to  
12    be perpetual and to run with the land, and for purposes of egress and ingress to said  
13    above-described property.

14    See also Deed Book 110, Page 272, Greene County, Georgia, records, made a part  
15    hereof by reference

16    Map & Parcel No: 087-A-00-033-0

17    PARCEL 42:

18    All that lot of land lying and being in Greene County, Georgia, 143rd District, G.M.,  
19    containing one (1) acre, more or less, and bounded on the North by land of Clinton  
20    Callaway, on the East by land of said Clinton Callaway, on the South by land of  
21    Allen, and on the West by land of Wright, formerly Mapp land. This being the same  
22    lot of land shown on plat thereof by Perry D. Phelps, dated September 4th, 1988,  
23    hereto attached and also recorded in Office of Clerk, Superior Court, Greene County,  
24    Georgia in Plat Book 16, Page 121; said plat made a part hereof by reference.

25    This being a part of the land deeded to Clinton Callaway by deed of Paul Thomas and  
26    Ed Higdon.

27    See also Deed Book 140, Page 317, Greene County, Georgia, records, made a part  
28    hereof by reference

29    Map & Parcel No: 087-A-00-035-0

30    PARCEL 43:



1 All that lot of land lying and being in Greene County, Georgia, 143rd District, G.M.,  
2 containing 2.77 acres, more or less, and bounded on the North by land of Tony  
3 Compton; on the East by old Fairgrounds Road; on the Southeast and South by  
4 Highway #12 and the above lot number 1; and on the West by land of Allen – this  
5 being the same lot of land as is shown on plat thereof by Robert H. Harwell, dated  
6 November 8, 1993, hereto attached, and also recorded in Office of Clerk, Superior  
7 Court; Greene County, Georgia, in Plat Book 21, page 99; said plat made part hereof  
8 by reference.

9 See also Deed Book 265, page 16, Greene County, Georgia, records, made a part  
10 hereof by reference

11 Map & Parcel No. 087-A-00-038-0

12 PARCEL 44:

13 All that lot of land lying and being in Greene County, Georgia, 143rd District, G.M.,  
14 containing one (1) acre, more or less, and bounded on the North by land of Gus  
15 Terrell ; on the East by land of said Gus Terrell; on the West by other land of Clint  
16 Callaway, and being triangular in shape, and more particularly shown on plat thereof  
17 by Piedmont Engineering and Surveying Co., dated July 24, 1989, hereto attached,  
18 and also recorded in Office of Clerk, Superior Court, Greene County, Georgia, in Plat  
19 Book 16, page 248; said plat made part hereof by reference in aid of this description.

20 See also Deed Book 159, Page 216, Greene County, Georgia, records, made a part  
21 hereof by reference

22 Map & Parcel No.: 087-A-00-039-0

23 PARCEL 45:

24 All that lot or parcel of land lying and being in Greene County, Georgia, 143rd  
25 District, G.M., containing one and ninety-five one-hundredths (1.95) acres, more or  
26 less, and bounded on the North by land of Greensboro Lumber Company; on the East  
27 by land of Gary Terrell; on the South by land of Clinton Callaway; and on the West  
28 by land of Greene County Fairground; and being the same property shown on plat  
29 thereof by Perry D. Phelps, Surveyor, dated November 11, 1986, hereto attached, and  
30 also recorded in Office of Clerk, Superior Court, Greene County, Georgia, in Plat  
31 Book 14, page 118; said plat made part hereof by reference.

1 This being part of the land described in deed from Thomas and Higdon to Clinton  
2 Callaway in year 1951, of 9.10 acres, more or less; reference also made to plat  
3 recorded in Plat Book 7, page 107, said Clerk's Office.

4 See also Deed Book 112, Page 44, Greene County, Georgia, records, made a part  
5 hereof by reference

6 Parcel # 087-A-00-040-0

7 PARCEL 46:

8 All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County,  
9 Georgia, being comprised of 0.74 acre, described more particularly as follows:  
10 BEGINNING at an iron pin located North 35 degrees West 253.0 feet from the  
11 intersection of the "Fairground Road" with the northwesterly right-of-way of State  
12 Route #12, at a point along the northeasterly side of the "Fairground Road" where  
13 lands of the Church of God intersect with the tract herein conveyed on the southeast;  
14 running thence along such lands of the Church of God North 40 degrees 30 minutes  
15 East 334.5 feet to an iron pin, located on the northeastern corner of the tract herein  
16 conveyed where the same borders on the southeast with such lands of the Church of  
17 God, and lands of Greensboro Lumber Company on the northeast; running thence  
18 along such lands of Greensboro Lumber Company North 69 degrees West 116.0 feet  
19 to an iron pin, located on the northwestern corner of the tract herein conveyed, where  
20 the same corners with such lands of the Greensboro Lumber Company on the  
21 northeast and lands of Clint Callaway on the northwest; running thence along such  
22 lands of Callaway South 40 degrees 30 minutes West 257.05 feet to an iron pin,  
23 located where the tract herein conveyed borders with such lands of Callaway on the  
24 northwest and the "Fairground Road" on the southwest; running thence along such  
25 "Fairground Road" South 30 degrees East 116.0 feet to the POINT OF BEGINNING.  
26 This is the same tract or parcel of land described in plat of survey by Perry D. Phelps,  
27 RLS, dated February 24, 1985, and recorded in Plat Book 13, page 252, in the office  
28 of the Clerk of the Superior Court of Greene County, Georgia, and is a portion of the  
29 lands conveyed from P.H. THOMAS to CLINTON CALLAWAY, dated April 3,  
30 1956, and recorded in Deed Book 31, page 441 in said Clerk's office; said deed and  
31 plat are incorporated herein by reference as if fully set out herein for a more sufficient  
32 description of that tract or parcel of land herein conveyed. Together with an easement  
33 of ingress and egress over the "Fairground Road" as shown on said plat, such  
34 easement being perpetual in nature and duration.

See also Deed Book 96, Page 180, Greene County, Georgia, records, made a part hereof by reference  
Map & Parcel No.: 087-A-00-041-0

PARCEL 47:

All that tract or parcel of land lying and being in the 143rd District, G.M. of Greene County, Georgia, containing 1.90 acres, more or less, and bounded southeast by State Highway No. 12; Southwest and Northwest by lands of Clinton Callaway; Northeast by lands of Greensboro Lumber Co. and lands of C.L. Bryant; Southeast by lands of Angles, of J.L. Lundy and of C.L. Bryant. A plat of said land made by J.N. Turner, surveyor, appears of record in office of Clerk, Superior Court of Greene County, Georgia in Plat Book 3, page 167, and said plat and the record thereof are hereby expressly made part hereof by reference in aid of this description.

See also Deed Book 45, Page 340, Greene County, Georgia, records, made a part hereof by reference  
Map & Parcel No.: 087-A-00-042-0

PARCEL 48:

All that tract or parcel of land, together with house and improvements thereon, situated, lying and being in the 143rd District, G.M., Greene County, Georgia, and being bounded now or formerly as follows: on the southeast by State Highway #12 between Greensboro and Union Point; on the northeast by lands of R. L. Boswell, Jr.; on the northwest by lands of Greensboro Lumber Company; and on the southwest by lands of Hallie L. Cawthon. This is the same property as described in the following deeds: (1) J.R. Angles and Mamie Angles by deed from W. A. Nipper, dated April 19, 1953, and recorded in Deed Book 39, page 388 in the office of the Clerk of the Superior Court of Greene County, Georgia; (2) deed from Guy H. Bryant, dated December 17, 1953, recorded in Deed Book 39, page 228 in said Clerk's office; (3) warranty deed from Mrs. Mamie Angles to Roy G. Angles, dated August 11, 1970, and recorded in Deed Book 54, page 480 in said Clerk's Office; (4) quitclaim deed from Mamie Angles to Roy G. Angles, dated October 16, 1985, and recorded in Deed Book 99, page 21 in said Clerk's Office; and (5) Deed Under Power of Sale from Athens Federal Savings Bank, as Attorney-in-Fact for Roy G. Angles, to Athens Federal Savings Bank, dated December 6, 1988, and recorded in Deed Book 145, pages 324-6 in said Clerk's Office. This is also the same property at least partially

described in plat of survey by J.N. Turner, dated April 13, 1954, entitled "...lot of land surveyed for J.R. Angles..." and recorded in Plat Book 2, page 347 in said Clerk's Office; and further identified in proceedings of years support as described in Years Support Book C, page 23 in the office of Judge of the Probate Court of Greene County, Georgia. The deeds, plat and proceeding identified herein are incorporated into this description by reference as if fully set out herein, for a more sufficient description of that tract or parcel of land herein conveyed.

See also Deed Book 168, Page 26, Greene County, Georgia, records, made a part hereof by reference

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## **SECTION 2.**

All laws and parts of laws in conflict with this Act are repealed.